

MINUTES OF THE PLANNING COMMISSION MEETING OF NOVEMBER 15, 2006, AT 6:00 P.M. HELD  
IN THE COTTONWOOD HEIGHTS CITY COUNCIL CHAMBER.

MEMBERS PRESENT: Tom Bowen, Jim Keane, Geoff Armstrong, Sue Ryser, Jerri Harwell, Doug Haymore, Gordon Nicholl, Amy Rosevear

EXCUSED: JoAnn Frost

STAFF PRESENT: Planning Director Michael Black, Associate Planner Glenn Symes, Planning Intern Bill Cobabe, City Attorney Shane Topham, Planning Coordinator Sherry McConkey

OTHERS PRESENT: Joel Harrison, Karen Harrison, Kim Menzel, Claudia Dykman, L. Neil Rasmussen, Sally Rasmussen, David McRae, Sylvia McRae, Clayne Poulson, Don Welch, John Morrelewski

Chair Bowen called the meeting to order.

**1.0 PUBLIC COMMENT**

1.1 No public comment was given.

**2.0 PUBLIC HEARING – ZONE CHANGE – KIM MENZEL**

2.1 Mr. Symes explained that staff had received an application from Kim Menzel for a proposed zone change for 0.25 acres of property located at 7224 S. Milne Lane. The applicant is asking for a change in zoning from RR-1-21 to R-1-8 which is consistent with the General Plan. Staff is recommending approval.

2.2 Kim Menzel stated that this property sits by itself and believed it would be better if they could attach to the surrounding property and would like to change the entrance on to Milne Garden. Ms. Menzel also believed that this change would help reduce traffic problems in the area.

2.3 Chair Bowen opened the public hearing.

2.4 Joel Harrison asked what would be built behind the property and asked if there would be a wall.

Chair Bowen explained that this meeting is for the zone change only and advised Joel Harrison to speak to the developer for any clarifications on building.

2.5 Claudia Dykeman expressed concern that if the lot size is reduced it would create a mass of people asking to reduce their lot size.

Mr. Black stated that it would not cause a problem because the General Plan states no smaller than ½ acre lots are allowed.

2.6 Chair Bowen closed the public hearing.

2.7 **MOTION:** Mr. Haymore moved to recommend approval of the zone change to the City Council with the conditions listed in the staff report dated November 15, 2006. The motion was seconded by Mr. Armstrong and passed unanimously on voice vote.

3.0 **PUBLIC HEARING – CONDITIONAL USE – WILLOWCREEK COVE P.U.D.**

3.1 Mr. Symes explained that staff received a conditional use application for the placement of a flag lot PUD Planned Unit Development for 1 acre of property located at 2965 E. Creek Road.

3.2 Don Welch representing Chad Godfrey the applicant made himself available for questions.

3.3 Chair Bowen opened the public hearing.

3.4 Clayne Poulson, 8018 S. Danish Road explained that he had some concerns about the density in this development and the layout of the streets.

3.5 Dave McCray, 8104 S. Finlandia Circle, explained he would like to keep as much open space as possible and is concerned with anything less than ¼ acre. He also stated that electricity is an issue in this area with the power failing every summer.

3.6 Neil Rasmussen, 7988 Stauning Cove is concerned about placing 5 homes on 1 acre of property and believes that is too many homes to be placed in the subdivision.

3.7 Chair Bowen closed the public hearing.

3.8 **MOTION:** Mr. Haymore recommended that this issue should be tabled to allow the developer and staff time to come up with alternatives for this property. Mr. Armstrong seconded the motion and passed unanimously on voice vote. The item will appear on the December 6, 2006 agenda.

4.0 **REVIEW ITEM – AMENDMENT TO TITLE 19: 19.83 WIRELESS TELCOMMUNICATION FACILITIES**

4.1 Mr. Black explained that he had updated the section of the code as it related to the wireless telecommunication facility. The changes that have been added are based on suggestions from the last planning commission meeting. Mr. Black asked members to review the changes and give feedback on additional changes.

4.2 Planning Commission members discussed the proposed changes and gave some recommendations

5.0 **PLANNING DIRECTOR'S REPORT**

5.1 Mr. Black explained there would be a special meeting of the Planning Commission held on November 28, 2006 to discuss the Meadows zone change.

6.0 **MOTION:** Ms. Ryser moved to adjourn the meeting. The motion was seconded by Mr. Keane and passed unanimously on voice vote.

Meeting adjourned at 7:56 p.m.

Approved: 1-03-2007 sm